

5 Bedroom House for Sale in Pegeia, Paphos District

5-bedroom beachfront villa is situated in the sought-after Sea Caves area, offering direct sea access and uninterrupted panoramic views. Positioned on a generous 1,331 m^2 plot, the residence features 318 m^2 of covered internal space and 109 m^2 of outdoor areas, designed to support comfortable year-round living by the coast. The layout spans three levels. The ground floor includes an open-plan living and dining area with direct access to the garden and a 17×4 m private swimming pool. A modern kitchen with a breakfast bar, two en-suite bedrooms with garden access, and a guest WC complete this level. On the upper floor, two more bedrooms with en-suite bathrooms open onto ...



Property Info		Plot / Area Info		Additional info	
Covered Area	427			Reference Number	B225-3
Covered Veranda	109	Plot area	1331	Property type	House
Floor Number	1			Condition	Pre-Owned
Total Number of Floors	1			Bathrooms	1

Amenities Location

Location: Pegeia Region: **Paphos**

Coordinates: **34.88935** / **32.32765**



Price: €4 500 000 + VAT

VAT for this property is €633,689 or €855,000. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT

Excluded

Title transfer fee Price per SQM ~**€176 600.00**

€10 539.00/m²

Common expenses

None

Representative: Cyprus Developers Alliance (CDA Group)

Registration number

Registration number 591

Email

sales@cyprus-alliance.com

License number

License 118/E

Legal name

Cyprus Developers Alliance (CDA Group)

Phone: +35725314237, +35797977765

Price change history

€4 500 000 on Aug 26, 2025





















